

**CITY OF CONCORD, NH
DEMOLITION REVIEW COMMITTEE
APRIL 22, 2020 MEETING
DRAFT MINUTES**

Attendees: Chair Robert Johnson, Bryant Tolles, J. Richard Jaques

Absent: James Spain and Richard Woodfin

Guests: Erin Lambert. Fred Booth of Banks Chevrolet.

Staff: Craig Walker, Zoning Administrator, Rose Fife, Clerk of the Board, and David Hall Code Administrator, acting as Zoom Host.

Meeting commenced at 4:11 pm.

It was explained that due to the Covid-19/Corona Virus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Board was authorized to meet electronically. The City of Concord utilized the Zoom platform for this electronic meeting.

The Demolition Review Committee met to finalize discussions and vote on the committee's finding on potential architectural or historical significance for 129 Manchester Street.

This is a continuation of the 4.15.20 meeting.

A roll call was taken by the Chair. Attendees as noted above.

129 Manchester Street Sanel Building.

Mr. Johnson received an email from Jim Spain that he is unable to join the meeting but supports the direction of Mr. Jaques and Mr. Johnson. He wanted the email to count as a vote but Mr. Johnson will not accept that vote as they have a quorum in attendance.

Speers Brothers will be the demolition contractor. They are out of Laconia. This is 98,388 s.f. concrete block building. This meeting was continued to today to allow the committee to obtain more evidence.

Mr. Jaques, he called Mr. Segal Wednesday and left a message, but he didn't receive a return call. He spoke with someone who knew the history of the buildings on Manchester Street. The building, when Sanel's took it over, was a chicken coop. He read the report from the State that said there was no historical significance in the building. There is nothing left of that building except what you can see about the flat roof.

Mr. Tolles doesn't feel it has major architectural significance and that he doesn't believe preservation should be an issue. He's in favor of demolition.

Fred Booth from Banks Chevrolet explained that the information that Mr. Jaques presented is pretty accurate. It was part of a chicken coop.

Mr. Johnson understood that no one, even from what he read of the State report has gone into the building. He's wondering how accurate their checking off the 'no historical value' box is.

Mr. Johnson thought it was mentioned at the last meeting that there was a 3 story building within this concrete block building. Mr. Jaques didn't say that. He did say he was an employee there in the 70's and there were different levels of the floor. Mr. Johnson felt that they do not know if this was a chicken coop or a house. Mr. Jaques explained that there isn't enough of the building to tell what it was.

Fred Booth explained that the floor isn't exactly even, but there isn't a 2 foot elevation anywhere. There is possibly only 6 inches. He's been in the building many times and that portion was a chicken coop and at one time it was jacked up and there was a staircase going up. On the 2nd floor there are offices. There is also a conference room on 2nd floor. There is nothing that exists of that building on the first floor. There is a pull down attic stair way that allows access to the attic and there is a doorway exiting out to the roof. There are no bathrooms. There is not much up there. It is tongue and groove knotty pine upstairs and some sheet rock.

Mr. Johnson asked if they were to walk in there would they see any exterior of the wall or walls of the prior building. Or would they see any of the interior walls that might not have been covered up. Fred Booth stated that there was nothing on the first floor that indicates any walls of a house. The walls on the 2nd floor are a mix of tongue and groove and sheet rock. That's basically all there is. If he didn't know the building had been jacked up, you would never know.

Mr. Johnson asked if they could see any of the interior timbers of the old building. Mr. Jaques and Fred Booth said you could not. There is nothing on first or second floor. Mr. Johnson asked if this belonged to an old farm. Mr. Jaques had been told that it had. Mr. Johnson asked if there were anything in the attic showing that it was historical or anything of historical value. Mr. Booth didn't go up there. It's just an 'A' frame type roof.

Mr. Johnson wondered if it occurred to all or any of them to ask the question why someone would destroy the first floor of an old building and save the 2nd floor and the roof. Mr. Booth thought it was a good way to create a couple of offices by jacking it up rather than rebuilding. Why would anyone move a 1920's boiler from St. Paul's School to the Sanel building for heating back in the 1970's? There's no efficiency to it at all but it's still in service today.

Mr. Johnson asked when demolition would start. Mr. Booth said everything is lined up to start demolition now. Mr. Johnson asked if when Speers started demolition could he or Craig Walker be notified when a portion of this old building were visible. Mr. Booth said they could notify them but nothing to see and it's a liability. Mr. Jaques noted that to keep it in tact while they demo around it would be difficult.

Mr. Jaques thought the building wasn't built as big as it is now all at once. Walker said that building had been added on to numerous times over the years.

Mr. Jaques asked how they could move anything that was inside the building in tact. Mr. Johnson stated they could use a large crane. He's intrigued by the fact that there might be something in there that was part of the old farm house. Mr. Jaques knows it is possible but the expense and cost of doing something like that after they tear down everything else down would be exorbitant. Mr. Johnson was not looking to cause any additional expense.

Mr. Jaques recommends that they allow the demolition.

A **motion** to allow the demolition was made by Mr. Jaques, seconded by Mr. Tolles. Mr. Johnson asked if the motion included that whatever is in the interior if it was an older building. Mr. Jaques said yes. A roll call vote was taken. AYE: Tolles, Jaques, Johnson. Motion passed by a unanimous vote.

A motion to adjourn the meeting at 4:35 pm was made by Mr. Johnson, seconded by Mr. Jaques and passed by a unanimous vote.

Rose M. Fife, Clerk
Demolition Review Committee